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**SPONSORED BY: Klarissa J. Peña, by request**

2 ADOPTING A ZONING MAP AMENDMENT FROM PD TO R-1A FOR  
3 APPROXIMATELY 7 ACRES, FROM PD TO MX-T FOR APPORXIMATELY 44  
4 ACRES, AND FROM R-1A TO MX-T FOR APPROXIMATELY 22 ACRES ON THE  
5 SALAZAR FAMILY TRUST, LOCATED BETWEEN 98<sup>th</sup> STREET AND UNSER  
6 BOULEVARD.

10       WHEREAS, the subject site is undeveloped, and the applicant intends to  
11       develop a single-family subdivision; and

15 WHEREAS, the R-1A (Residential – Single-family) zone district allows  
16 primarily low-density residential development, and MX-T (Mixed-use  
17 Transition) zone district allows a range of residential development, including  
18 single-family detached dwellings, and neighborhood-scale non-residential  
19 uses; and

23 WHEREAS, the request would create floating zone lines that would need to  
24 be corrected by obtaining a subdivision to plat lot lines that correspond with  
25 the zone boundaries via the roadway easements depicted on the May 2024  
26 Boundary and Land Title Survey before a zoning certificate will be issued, as

1 required by the Integrated Development Ordinance (IDO) §14-16-6-7(H)(2)(h);  
2 and

3 WHEREAS, the subject site is located in the Southwest Mesa Community  
4 Planning Area and is entirely in an Area of Consistency as designated by the  
5 Comprehensive Plan; and

6 WHEREAS, the zone change will clearly reinforce and strengthen the  
7 established character of the area by allowing low-density residential uses  
8 consistent with the existing neighborhood to the west and allowing  
9 neighborhood-scale non-residential uses along Unser Boulevard that would  
10 serve the established development and strengthen the established character  
11 of the area; and

12 WHEREAS, the zone change would not allow development that is  
13 significantly different from the existing residential character of the area  
14 because R-1A allows predominantly single-family development, consistent  
15 with the surrounding area, and MX-T allows neighborhood-serving office and  
16 commercial uses at a scale and intensity compatible with the residential area;  
17 and

18 WHEREAS, the Environmental Planning Commission (EPC), in its advisory  
19 role on land use and planning matters, heard the case on November 21, 2024  
20 and voted to recommend approval to the City Council; and

21 WHEREAS, EPC recommended Findings #1-15 regarding the Zoning Map  
22 Amendment in its Official Decision dated November 21, 2024.

23 BE IT RESOVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
24 ALBUQUERQUE:

25 SECTION 1. The zoning on the subject site is hereby changed from PD to R-  
26 1A for approximately 7 acres, from PD to MX-T for approximately 44-acres, and  
27 from R-1A to MX-T for approximately 22 acres as illustrated in Exhibit A and the  
28 May 2024 Boundary and Land Title Survey in the EPC case record.

29 SECTION 2. FINDINGS.

30 (A) The request is for a Zoning Map Amendment – Council for the center  
31 tract of the Salazar Family Trust between 98th Street and Unser Boulevard for  
32 approximately 50 acres. The subject site is legally described as Tract A-1-C  
33 Bulk Land Plat Tracts A-1-A, A-1-B, & A-1-C Lands of Salazar Family Trust and

1 Others, Containing 107.1 acres (N-09-Z). The western portion of the site is  
2 zoned R-1A, the center portion of the site is zoned PD, and the eastern portion  
3 of the site is zoned NR-BP.

4 (B) The applicant is requesting a zone change from PD (Planned  
5 Development Zone District) to R-1A (Residential – Single-Family Zone District)  
6 for approximately 7 acres to be consistent with the western portion of the  
7 property, from PD to MX-T (Mixed-Use Transitional Zone District) for  
8 approximately 44 acres, and from R-1A to MX-T for approximately 22 acres, as  
9 illustrated in Exhibit A and the May 2024 Boundary and Land Title Survey  
10 made part of the record at the hearing on November 21.

11 (C) The request creates floating zone lines to provide a zoning pattern that  
12 is consistent with the surrounding area.

13 (D) The subject site is in the Southwest Mesa Community Planning Area as  
14 designated by the Comprehensive Plan.

15 (E) The subject site is located entirely in an Area of Consistency. The zone  
16 change will clearly reinforce and strengthen the established character of the  
17 area because it will allow low- density residential uses that reinforce the  
18 established character of the area and neighborhood-serving non-residential  
19 uses that could strengthen the established character of the area. The zone  
20 change would not allow development that is significantly different than the  
21 existing residential character of the area because R-1A allows predominantly  
22 single-family development, consistent with the surrounding area, and MX- T  
23 allows neighborhood-serving office and commercial uses at a scale and  
24 intensity compatible with the residential area.

25 (F) The City of Albuquerque Integrated Development Ordinance (IDO) and  
26 Albuquerque/ Bernalillo County Comprehensive Plan are incorporated herein  
27 by reference and made part of the record for all purposes.

28 (G) The request furthers the following ABC Comprehensive Plan Goal and  
29 Policies regarding Community Identity from Chapter 4.

30 (1) GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct  
31 communities.

**POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.**

**The requested zone changes from PD to R-1A and MX-T will further the goal and policy by allowing for development at an appropriate scale and at a location that is adjacent to existing single-family developments at a similar density. The subject property is adjacent to the Unser Boulevard Commuter Corridor, which is access controlled. The surrounding neighborhoods are comprised of single-family housing on small lot sizes, which will be the same character as the future development within the R-1A zone. As the surrounding areas continue to develop, the MX-T zone will ensure there is an appropriate transition between residential uses and more intense commercial uses, which is designated by the NR-BP zone to the southeast. The transition zone will ensure appropriate building design to protect the health and safety of those living in the surrounding residential zones.**

**(2) POLICY 4.1.4 NEIGHBORHOODS: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.**

**(H) The request furthers the following ABC Comprehensive Plan Policy 4.3.12 Southwest Mesa CPA from Chapter 4.**

**(1) POLICY 4.3.12.4: Support and increase dense and mixed-use housing options in Southwest Mesa.**

**The requested zone changes from PD to R-1A and MX-T will further the policy by allowing new density single-family housing and the opportunity for multi-family housing in this location. Additional single-family housing will provide more housing in Southwest Mesa, and allowing multi-family housing and mixed-use development in the MX-T zone district will increase opportunities for dense and mixed-use housing.**

**(2) POLICY 4.3.12.4.a: Support housing projects and programs that add affordable homeownership opportunities.**

**The requested zone change furthers this policy because MX-T allows housing that can vary in density and lot size. More housing on smaller lots**

1 generally provides lower-cost housing options that are affordable for people  
2 living on the West Side.

3 (3) POLICY 4.3.12.5: Support development that promotes the unique  
4 identity of Southwest Mesa.

5 The requested zone change furthers this policy by providing additional  
6 land zoned for density single-family and multi-family housing that is similar in  
7 character to the surrounding neighborhoods while also allowing for limited  
8 commercial and office uses where appropriate.

9 (l) The request furthers the following Comprehensive Plan Goals and  
10 Policies regarding land use, efficient development patterns, and infill  
11 development from Chapter 5: Land Use.

12 (1) GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong  
13 Centers connected by a multi-modal network of Corridors.

14 POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and  
15 Corridors to help shape the built environment into a sustainable development  
16 pattern.

17 The proposed MX-T zoning along the Commuter Corridor allows a  
18 variety of non- residential uses; therefore, the requested zone change furthers  
19 this goal and policy by supporting growth along the Unser Boulevard  
20 Commuter Corridor and facilitating a sustainable land use development  
21 pattern in this area.

22 (2) GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where  
23 residents can live, work, learn, shop, and play together.

24 The requested zone change furthers this goal because the MX-T zone  
25 allows neighborhood-oriented office and businesses along with a variety of  
26 housing types in a growing area where residents can live, work, learn, shop,  
27 and play together. To the north of the subject site there is an existing school  
28 and businesses that are easily accessible by Unser Boulevard. To the south  
29 and west of the subject site there is existing housing, and east of Unser  
30 Boulevard, the remaining part of the Salazar Lands is zoned Non-Residential  
31 Business Park (NR-BP), which allows business development in the future. The  
32 proposed zoning will create a transition between existing residential  
33 neighborhoods to the west and future development in the NR-BP zone east of

1 Unser Boulevard, while fostering a community that can live, work, learn, shop,  
2 and play together.

3 (3) POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct  
4 communities with a mix of uses that are conveniently accessible from  
5 surrounding neighborhoods.

6 (4) POLICY 5.2.1.a: Encourage development and redevelopment that  
7 brings goods, services, and amenities within walking and biking distance of  
8 neighborhoods and promotes good access for all residents.

9 The requested zone change furthers this policy because MX- T allows a  
10 mix of office, commercial, and housing development along the Unser  
11 Boulevard Commuter Corridor. With development occurring in this area, there  
12 will also be infrastructure development and improvements that will provide  
13 more connectivity from neighborhoods to businesses and improve the ability  
14 to walk and bike in the area by completing sidewalks and roads.

15 The requested zone change partially conflicts with this policy because  
16 R-1A and MX-T allow detached single-family residential uses. The requested  
17 zone change partially furthers this policy because MX-T allows non-residential  
18 uses in addition to residential uses, while R-1A predominantly allows single-  
19 family residential uses. While the MX-T zone district does allow detached  
20 single-family residential uses, it also allows some non-residential  
21 development. The Applicant intends to develop detached single-family  
22 dwellings, but future redevelopment could include non-residential uses.

23 (5) POLICY 5.4.1: HOUSING NEAR JOBS: Allow higher-density housing  
24 and discourage single-family housing near areas with concentrated  
25 employment.

26 The requested zone change furthers this policy because MX-T allows  
27 office, commercial, and higher-density housing in an area that has existing  
28 single-family housing to the east and south.

29 (6) POLICY 5.4.2 WEST SIDE JOBS: Foster employment opportunities  
30 on the West Side.

31 The requested zone change partially furthers this policy, because while  
32 the zone change will allow residential uses, and the Applicant intends to build  
33 single-family dwellings, the zone change to MX-T would allow future

1 redevelopment of non- residential uses that could include employment  
2 opportunities on the West Side.

3 (7) GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct  
4 growth to Areas of Change where it is expected and desired and ensure that  
5 development in and near Areas of Consistency reinforces the character and  
6 intensity of the surrounding area.

7 The requested zone change furthers this goal by directing growth on a  
8 site that is undeveloped while the surrounding area continues to expand. The  
9 subject site is within an Area of Consistency, and the character of the  
10 surrounding area will be reinforced with the R-1A and MX-T, which allow  
11 development at the scale and character that reinforces the low-density  
12 residential character and intensity the surrounding areas. Additional housing  
13 in this area will help support existing and future commercial services and  
14 jobs.

15 (8) POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the  
16 character of existing single-family neighborhoods, areas outside of Centers  
17 and Corridors, parks, and Major Public Open Space.

18 The requested zone change furthers this policy because the R-1A zone  
19 will protect and enhance the character of existing single-family  
20 neighborhoods. The R-1A zone will be consistent with the surrounding zoning,  
21 and future development of the property will be single-family housing, similar  
22 to the surrounding neighborhoods. The MX-T zone district will support the  
23 surrounding residential zoning by creating a transition from residential to  
24 more intense commercial uses in the adjacent NR- P zone. MX-T allows single-  
25 family residential development consistent with the surrounding development  
26 and the opportunity to develop more pedestrian- oriented commercial areas to  
27 serve as a transition between the R-1A and NR-BP zone districts.

28 (J) The request furthers Comprehensive Plan Goal 7.2 Pedestrian-  
29 accessible Design from Chapter 7 Urban Design: Increase walkability in all  
30 environments, promote pedestrian- oriented development in urban contexts,  
31 and increase pedestrian safety in auto-oriented contexts.

32 The requested zone changes further this goal because R-1A and MX-T  
33 allow the development of residential communities and limited commercial and

1 office uses that promote pedestrian-oriented development within the growing  
2 urban area. MX-T zone will also serve as a transition between Unser Boulevard  
3 and residential development to ensure pedestrian safety in an auto-oriented  
4 area.

5 (K) The request facilitates Comprehensive Plan Policy 8.1.5 Available Land  
6 from Chapter 8: Economic Development: Maintain sufficient land that is  
7 appropriately zoned to accommodate projected employment growth in  
8 targeted areas.

9 The requested zone change partially furthers this policy because while the  
10 Applicant intends to develop single-family uses, MX-T allows some non-  
11 residential uses, so some land will remain zoned for employment growth on  
12 the West Side, where there is a significant imbalance of jobs and housing. The  
13 Salazar Lands have remained undeveloped while the surrounding West Side  
14 has developed. Changing the zoning from PD to R-1A and MX-T will allow for  
15 the development of needed housing in an expanding area of the city while  
16 allowing some non-residential uses in the future. This property was previously  
17 part of the Rio Bravo Sector Plan approved in 1999, which designated this area  
18 as a mixed-use zone (SU-1) specifically for mixed-density residential uses,  
19 allowing both C-2 and R-2 uses. The Rio Bravo Sector Plan was rescinded in  
20 2017, and the site converted to PD when the IDO went into effect in May 2018.  
21 The subject site has always been intended for a mix of residential and non-  
22 residential development, which will be reinforced by this zone change request  
23 to R-1A and MX-T.

24 (L) The request facilitates the following Comprehensive Plan Goals and  
25 Policies regarding quality housing and diversity of housing from Chapter 9:  
26 Housing

27 (1) GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-  
28 quality housing types that meet current and future needs at a variety of price  
29 levels to ensure more balanced housing options.

30 This zone change request furthers this policy because it will allow for  
31 the development of single-family housing and multi-family housing on the  
32 West Side and contribute to the needed housing supply in the city. MX-T  
33 allows higher- density housing that will also serve as a transition between



1 commercial development and existing single-family residential development in  
2 the area.

3 (2) POLICY 9.1.1 HOUSING OPTIONS: Support the development,  
4 improvement, and conservation of housing for a variety of income levels and  
5 types of residents and households.

6 The requested zone change partially furthers this policy because while  
7 the Applicant intends to develop single-family dwellings, MX-T allows a variety  
8 of housing types for people at different income levels. The development of  
9 housing on the subject site would help fulfill the housing shortage in the city  
10 and would allow redevelopment in the future of housing types for different  
11 income levels.

12 (3) POLICY 9.1.2 AFFORDABILITY: Provide for mixed-income  
13 neighborhoods by encouraging high-quality, affordable and mixed income  
14 housing options throughout the area.

15 The requested zone change partially furthers this policy because while  
16 the Applicant intends to develop single-family dwellings, MX-T allows a variety  
17 of housing types for future redevelopment, and R-1A and MX-T require smaller  
18 minimum lot sizes, which can reduce housing costs. for people at different  
19 income levels.

20 (4) POLICY 9.2.1 COMPATIBILITY: Encourage housing development that  
21 enhances neighborhood character, maintains compatibility with surrounding  
22 land uses, and responds to its development context – i.e., urban, suburban, or  
23 rural – with appropriate densities, site design, and relationship to the street.

24 The requested zone change furthers this policy because the change to  
25 R-1A and MX-T will allow the development of a variety of housing types that  
26 enhances the character of the adjacent neighborhood while maintaining  
27 compatibility with surrounding land uses and development.

28 (5) Goal 9.3 DENSITY: Support increased housing density in appropriate  
29 places with adequate services and amenities.

30 The requested zone change furthers this goal because the R-1A and MX-  
31 T zones will allow housing development in a growing area of the city. The  
32 Southwest Mesa has continued to grow in recent years, with more schools  
33 being built and more amenities available throughout the area.

(J) The applicant has adequately justified the request pursuant to IDO §14-16-6-7(H)(3) Review and Decision Criteria for Zoning Map Amendments – Council, as follows:

(1) IDO §14-16-6-7(H)(3)(a) The criteria for approval of a Zoning Map Amendment – EPC in §14-16-6-7(G)(3).

(a) The proposed zone change is consistent with the health, safety, morals, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

The request is consistent with the City’s health, safety, morals, and general welfare as shown by furthering a preponderance of applicable Comprehensive Plan Goals and Policies and does not significantly conflict with them.

Applicable citations: Those furthering - Goal 4.1 Character, Policy 4.1.2 Identity and Design, Policy 4.1.4 Neighborhoods, Goal 4.3 City Community Planning Areas, Policy 4.3.12.4, Policy 4.3.12.4.a, Policy 4.3.12.5, Goal 5.1 Centers & Corridors, Policy 5.1.1 Desired Growth, Goal 5.2 Complete Communities, Policy 5.2.1, Policy 5.2.1.a, Policy 5.2.1.j, Policy 5.4.1 Housing Near Jobs, Policy 5.4.2 West Side Jobs, Goal 5.6 City Development Areas, Policy 5.6.3 Areas of Consistency, Goal 7.2 Pedestrian-Accessible Design, Policy 8.1.5 Available Land, Goal 9.1 [Housing] Supply, Policy 9.1.1 Housing Options, Policy 9.1.2 Affordability, Policy 9.2.1 Compatibility, Goal 9.3 Density, Policy 9.3.2 Other Areas, Policy 9.3.2.b.

(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and will not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate clearly facilitates it meets any of the following criteria:

IDO 1: There was a typographical or clerical error when the existing zone district was applied to the property.

1                   IDO 2:     There has been a significant change in neighborhood or  
2 community conditions affecting the site.

3                   IDO 3:     A different zone district is more advantageous to the  
4 community as articulated by the ABC Comp Plan, as amended (including  
5 implementation of patterns of land use, development density and intensity,  
6 and connectivity), and other applicable adopted City plan(s).

7           The proposed amendment is located in an Area of Consistency. The  
8 applicant has demonstrated the new zone would clearly reinforce and  
9 strengthen the established character of the surrounding Area of Consistency  
10 by eliminating a floating zone line and introducing new zoning that would  
11 complement the surrounding area. The proposed zoning map amendment  
12 would not permit development out of character with the surrounding area. The  
13 existing zoning is inappropriate because it meets Criterion 3. The zone change  
14 would not allow development that is significantly different than the existing  
15 residential character of the area, because R-1A allows predominantly single-  
16 family development, consistent with the surrounding area, and MX-T allows  
17 neighborhood- serving office and commercial uses at a scale and intensity  
18 compatible with the residential area.

19           (c) If the subject property is located wholly in an Area of Change (as  
20 shown in the ABC Comp Plan, as amended) and the applicant has  
21 demonstrated that the existing zoning is inappropriate because it meets any of  
22 the following criteria.

23           This criterion does not apply.

24           (d) The zone change does not include permissive uses that would be  
25 harmful to adjacent property, the neighborhood, or the community, unless the  
26 Use-specific Standards in IDO §14-16-4-3 associated with that use will  
27 adequately mitigate those harmful impacts.

28           The requested zoning R-1A and MX-T does not include permissive uses  
29 that would be harmful to adjacent properties, the neighborhoods, or the  
30 community; it is a lower-intensity zone than PD. The uses allowed in the R-1A  
31 and MX-T zones are less intense and will not be harmful to the surrounding  
32 community compared to the permissive uses in the PD zone.

(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

IDO 1: Have adequate capacity to serve the development made possible by the change of zone.

IDO 2: Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

IDO 3: Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

IDO 4: Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

The request meets the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone.

(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

The zoning map amendment is not completely based on the property's location on a major street; rather, the property should be developed to its fullest potential by providing a use similar to the surrounding uses, and it will be developed under the R-1A and MX-T zones.

(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land.

(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the. ABC Comp Plan, as amended, and at least one of the following applies:

1 IDO 1: The subject site is different from the surrounding land  
2 clearly facilitates it can function as a transition between adjacent zone  
3 districts.

4 IDO 2: The subject site is not suitable for the uses allowed in any  
5 adjacent zone district due to topography, traffic, or special adverse land uses  
6 nearby.

7 IDO 3: The nature of structures already on the subject site makes it  
8 unsuitable for the uses allowed in any adjacent zone district.

9 The R-1A zone would not apply a zone different from the surrounding  
10 zone districts; therefore, the request would not create a spot zone. R-1A  
11 zoning exists directly to the west and south of the site. The requested zoning  
12 to MX-T will create a spot zone, but the request will clearly facilitate  
13 implementation of the Comprehensive Plan by allowing permissive residential  
14 uses similar to those of the surrounding areas and non- residential uses  
15 adjacent to Unser Boulevard Commuter Corridor.

16 (2) IDO §14-16-6-7(H)(3)(b): If the application is for the creation or  
17 amendment of an NR-BP zone district, all of the following criteria.

18 The application is not for the creation or amendment of an NR-BP zone  
19 district; therefore, Criterion B does not apply.

20 (3) IDO §14-16-6-7(H)(3)(c) If the application is for the creation or  
21 amendment of a PC zone district, all of the following criteria.

22 The application is not for the creation or amendment of a PC zone  
23 district; therefore, Criterion C does not apply.

24 (K) To correct the floating zone lines created by this request, the applicant  
25 shall obtain a Subdivision to establish lot lines on a plat that correspond with  
26 the zone boundaries via the roadway easements depicted on the May 2024  
27 Boundary and Land Title Survey before a zoning certificate will be issued, as  
28 specified by IDO §14-16-6-7(H)(2)(h).

29 (L) The Applicant received one phone call from a neighbor who had  
30 questions but did not oppose the request.

31 SECTION 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
32 clause, word or phrase of this Ordinance is for any reason held to be invalid or  
33 unenforceable by any court of competent jurisdiction, such decision shall not

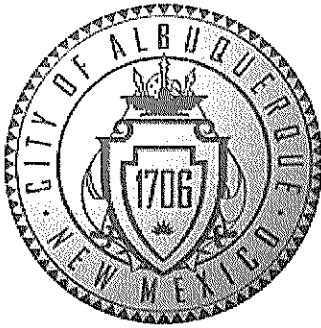
1 affect the validity of the remaining provisions of this Ordinance and each  
2 section, paragraph, sentence, clause, word, or phrase thereof irrespective of  
3 any provision being declared unconstitutional or otherwise invalid.

4 SECTION 4. COMPILATION. Section 1 of this Ordinance shall be  
5 incorporated in and made part of the Revised Ordinances of Albuquerque,  
6 New Mexico, 1994.

7 SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect five days  
8 publication by title and general summary.

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Mayor Timothy M. Keller

# CITY OF ALBUQUERQUE

## Albuquerque, New Mexico

### Office of the Mayor

#### INTER-OFFICE MEMORANDUM

December 13, 2024

**TO:** Dan Lewis, President, City Council

**FROM:** Timothy M. Keller, Mayor



**SUBJECT:** Project# PR-2024-010758 RZ-2024-00041

Staff Planners: Leslie Naji, Principal Planner and Nasima Hadi, Planner

#### Request

The request is for a Zoning Map Amendment – Council (i.e. zone change) for approximately 73 acres of the Salazar Family Trust property located between 98<sup>th</sup> Street and Unser Boulevard, which totals approximately 107 acres.

The zone change is from PD (Planned Development) to R-1A (Residential – Single-Family) for approximately 7 acres to be consistent with the western portion of the property, from PD to MX-T (Mixed-Use Transitional Zone District) for approximately 44 acres, and from R-1A to MX-T for approximately 22 acres, as illustrated in Exhibit A and the May 2024 Boundary and Land Title Survey made part of the record at the hearing on November 21, 2024.

#### Environmental Planning Commission (EPC) Role

Pursuant to IDO §14-16-6-7(H), the EPC is a recommending body to the City Council on zone change requests on gross acres of land 10 acres or more in an Area of Consistency. The request was submitted on October 21, 2024, reviewed by the EPC on November 21, 2024, and sent with a recommendation of Approval to the City Council. The City Council is the final decision-making body for this request.

#### Neighborhood/Public

There are no recognized Neighborhood Associations in this area. Property owners within 100 feet of the subject site were notified by mail as required. There is no known opposition to this request. The subject site is not within areas that require a Pre-submittal Tribal Meeting.

## Conclusion

At its November 21, 2024 hearing, the EPC voted to recommend approval to the City Council regarding PR-2024-010758 RZ-2024-00041, a request for Zoning Map Amendment – Council from PD to R-1A and MX-T and from R-1A to MX-T for a portion of the Salazar Family Trust between 98th Street and Unser Boulevard, consisting of approximately 73 acres, based on the Findings 1-15.

The full record of the hearing is being transmitted via this memo.

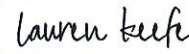
Approved:

  
Samantha Sengel, EdD  
Chief Administrative Officer

12/31/24

Date


Approved as to Legal Form:

DocuSigned by:  
  
1A21D96D32C74EE...  
Lauren O'Keefe  
City Attorney

12/24/2024 | 1:31 PM MST

Date

Recommended:

  
Alan Varela (Dec 13, 2024 11:03 MST)  
Alan Varela  
Director

12/13/2024

Date





# City of Albuquerque

## Mayor's Office

Timothy M. Keller, Mayor

### Inter-Office Memorandum

December 24, 2024

**To:** Timothy M. Keller, Mayor  
**From:** Dr. Samantha Sengel, Chief Administrative Officer  
**Subject:** Signature Authority

I will be out of the office starting Thursday, December 26, 2024 through Wednesday, January 1, 2025, returning to the office on Thursday January 2, 2025.

During this time, signature authority for the Office of the CAO will be as follows:

**Thursday 12/26/24 – Friday 12/27/24**

COO Patrick Montoya  
Office: 505-768-3000  
Email: [patrick@cabq.gov](mailto:patrick@cabq.gov)

**Saturday 12/28/24 – Wednesday 1/1/25**

CFO Kevin Sourisseau  
Office: 505-768-3000  
Email: [ksourisseau@cabq.gov](mailto:ksourisseau@cabq.gov)

CC/ Email distribution:  
Mayor Keller's Executive Team  
Department Directors

**Cover Analysis**  
**Project # 2024-010758/ RZ-2024-00041**

**1. What is it?**

The request is for Zoning Map Amendment – Council (i.e. zone change) from PD (Planned Development) to R-1A (Residential – Single-family) and MX-T (Mixed-use Transition) and from R-1A to MX-T for part of the Salazar Family Trust located between 98th Street and Unser Blvd. The subject site is approximately 73 acres of a property that is approximately 107 acres.

**2. What will this piece of legislation do?**

This legislation would change zoning on the subject site. The proposed zone change would create a transition from existing residential uses to the more intense commercial uses allowed in the NR-BP zone district west of Unser Blvd.

A future replat would be required to establish lot lines that correspond with the zoning boundaries. A zone certification will not be issued until after City Council approves the zone change request and a future subdivision action is approved that corresponds with the zoning boundaries.

**3. Why is this project needed?**

The proposed zone change is requested by the property owner to allow single-family development on this undeveloped property that currently has floating zone lines (i.e. zone lines that do not correspond to lot lines).

**4. How much will it cost and what is the funding source?**

This is a private property owner requesting a zone change. There is no cost to the City.

**5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

N/A

**6. What will happen if the project is not approved?**

If the project is not approved, the existing floating zone line will remain on the property, and any proposed development would require a replat before development could proceed.

**7. Is this service already provided by another entity?**

No

FISCAL IMPACT ANALYSIS

TITLE:98th Street and Unser Blvd SW Zoning Map Amendment

R:O:  
FUND: 110  
DEPT: 4926000

- ☒No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- |                                     | 2025 | Fiscal Years<br>2026 | 2027 | Total |
|-------------------------------------|------|----------------------|------|-------|
| Base Salary/Wages                   |      |                      |      | -     |
| Fringe Benefits at                  |      |                      |      | -     |
| Subtotal Personnel                  | -    | -                    | -    | -     |
| Operating Expenses                  |      | -                    |      | -     |
| Property                            |      | -                    | -    | -     |
| Indirect Costs                      | -    | -                    | -    | -     |
| Total Expenses                      | \$ - | \$ -                 | \$ - | \$ -  |
| [X] Estimated revenues not affected |      |                      |      |       |
| [ ] Estimated revenue impact        |      |                      |      |       |
| Revenue from program                |      |                      |      | 0     |
| Amount of Grant                     |      | -                    | -    |       |
| City Cash Match                     |      |                      |      |       |
| City Inkind Match                   |      |                      |      |       |
| City IDOH                           | -    | -                    | -    | -     |
| Total Revenue                       | \$ - | \$ -                 | \$ - | \$ -  |
- These estimates do not include any adjustment for inflation.  
\* Range if not easily quantifiable.
- Number of Positions created
- COMMENTS:
- COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:
- PREPARED BY:  
*Debbie Dombroski*  
FISCAL ANALYST

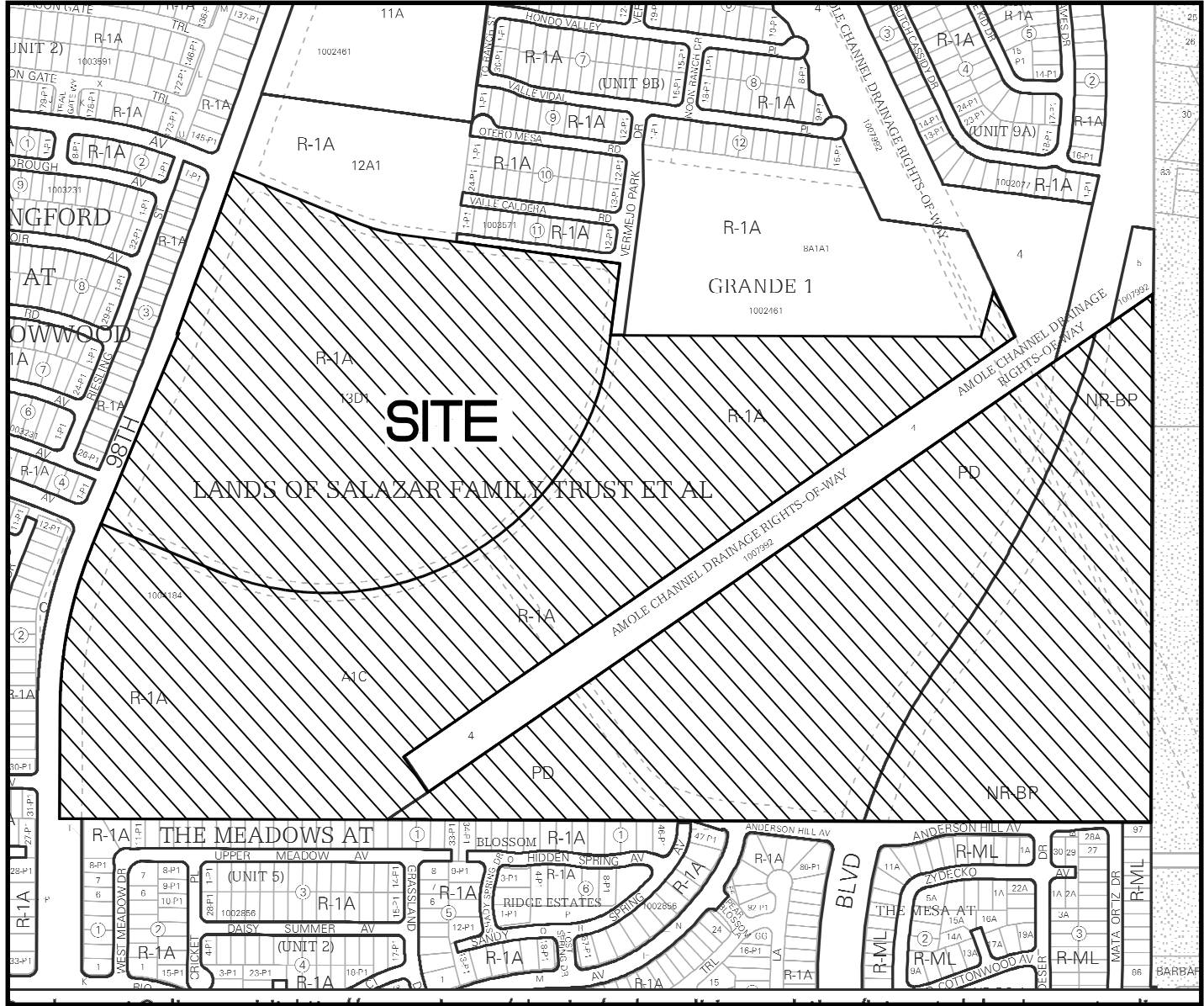
APPROVED:  
DocuSigned by:  
*Alan ...*  
12/16/2024 | 2:03 PM MST  
047D8B26EF4C442...  
DIRECTOR (date)

REVIEWED BY:  
DocuSigned by:  
*UNDA CUTLER/BA/DWA*  
5:03 PM MST  
FCDFE84DBEFC04B0  
EXECUTIVE BUDGET ANALYST

DocuSigned by:  
*Donna ...*  
2024 | 6:21 PM MST  
08E4D687C3CA4E2  
BUDGET OFFICER (date)

Signed by:  
*Christina ...*  
2024 | 9:14 AM MST  
E02C282349CC47D  
CITY ECONOMIST





Vicinity Map - Zone Atlas N-09-Z

Exceptions 9-17

- 9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED AUGUST 21, 1905 IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 RIGHT-OF-WAY EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, RECORDED APRIL 12, 1956 IN BOOK D 348, PAGE 43 AS DOCUMENT NO. 91898, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 9
- 11 RESERVATIONS CONTAINED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1959 IN BOOK D 504, PAGE 417 AS DOCUMENT NO. 37421, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 12 RESTRICTIVE COVENANTS TO RUN WITH THE LAND RECORDED MAY 27, 1960 IN BOOK D 544, PAGE 383 AS DOCUMENT NO. 71759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 13 EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED JANUARY 17, 1984 IN BOOK MISC. 81-A, PAGE 881 AS DOCUMENT NO. 84-3814, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
DOES NOT AFFECT SUBJECT PROPERTY-LOCATED NORTH OF PROPERTY
- 14 GRANT OF PERMANENT EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED APRIL 17, 2001 IN BOOK A18, PAGE 456 AS DOCUMENT NO. 2001042002, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
DOES NOT AFFECT SUBJECT PROPERTY-LOCATED WEST OF PROPERTY
- 15 GRANT OF PERMANENT EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED APRIL 17, 2001 IN BOOK A18, PAGE 457 AS DOCUMENT NO. 2001042003, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 11
- 16 NOTICES OF SUBDIVISION PLAT CONDITIONS RECORDED AUGUST 1, 2006 IN BOOK A121, PAGE 4119 AS DOCUMENT NO. 2006114439, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 17 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED MARCH 21, 2003 IN PLAT BOOK 2003C, PAGE 73 AS DOCUMENT NO. 2003045825, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 5&13

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD;

AND

PORTIONS LIE WITHIN FLOOD ZONE "A" WHICH IS DEFINED AS AN AREA WITHOUT A BASE FLOOD ELEVATION (BFE);

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 35001C0338H AND 35001C0336H, DATED AUGUST 16, 2012.

Indexing Information

Section 4, Township 9 North, Range 2 East, N.M.P.M.  
as Projected into the Town of Atrisco Grant  
Subdivision: Lands of Salazar Family Trust ET AL  
Owner: Victor Salazar, Et. Al.  
UPC #: 100905425518040101 (Tract 13-D-1)  
100905437015540203 (Tract A-1-C)

Exceptions 18-25

- 18 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE VACATION AND BULK LAND PLAT RECORDED JUNE 18, 2003 IN PLAT BOOK 2003C, PAGE 180 AS DOCUMENT NO. 2003104113, RE-RECORDED JULY 23, 2003 IN PLAT BOOK 2003C, PAGE 223 AS DOCUMENT NO. 2003127651, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 3,4,5,8&14
- 19 PERMANENT PUBLIC SANITARY SEWER EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JUNE 9, 2004 IN BOOK A79, PAGE 271 AS DOCUMENT NO. 2004080483, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 8&10
- 20 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240 AS DOCUMENT NO. 2005098556, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1,2,3,4,5,6,7&9
- 21 JOINT EASEMENT AND GAS EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, RECORDED DECEMBER 20, 2005 IN BOOK A108, PAGE 5470 AS DOCUMENT NO. 2005185969; IN BOOK A108, PAGE 5471 AS DOCUMENT NO. 2005185970; IN BOOK A108, PAGE 5472 AS DOCUMENT NO. 2005185971; IN BOOK A108, PAGE 5473 AS DOCUMENT NO. 2005185972; IN BOOK A108, PAGE 5474 AS DOCUMENT NO. 2005185973 AND IN BOOK A108, PAGE 5475 AS DOCUMENT NO. 2005185974, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 11
- 22 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE BULK LAND PLAT RECORDED AUGUST 1, 2006 IN PLAT BOOK 2006C, PAGE 237 AS DOCUMENT NO. 2006114441, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1,2,4,6,7,8,9,10,13&18
- 23 TERMS, CONDITIONS AND PROVISIONS OF THE SITE LEASE AGREEMENT BY AND BETWEEN VICTOR SALAZAR, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF LUPE SALAZAR, DECEASED; VICTOR SALAZAR, JR., AS TRUSTEE OF THE SALAZAR FAMILY TRUST; VICTOR SALAZAR, JR., AS CO-TRUSTEE OF THE SALAZAR CUATRO TRUST; VICTOR SALAZAR, JR., AS TRUSTEE OF THE SALAZAR FAMILY TRUST, A TESTAMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF VICTOR SALAZAR, THOMAS F. SALAZAR, AS CO-TRUSTEE OF THE SALAZAR CUATRO TRUST; FALBA HANNETT AND VALERIE A. STAFF, ("LANDLORD"), AND T-MOBILE WEST LLC, A DELAWARE LIMITED LIABILITY CO MANY ("TENANT"), AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED SEPTEMBER 8, 2015 AS DOCUMENT NO. 2015078360, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 24 DRAINAGE EASEMENT AGREEMENT RECORDED OCTOBER 26, 2016 AS DOCUMENT NO. 2016101314, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 12
- 25 AGREEMENT AND COVENANT RECORDED DECEMBER 30, 2016 AS DOCUMENT NO. 2016121966, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AS TO TRACT A-1-C.  
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 4

Record and Measured Legal Description

TRACT "13-D-1" OF THE BULK LAND PLAT, TRACTS A-1 AND 13-D-1, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240,

AND

TRACT "A-1-C" OF THE BULK LAND PLAT, TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006 IN PLAT BOOK 2006C, PAGE 237.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2305274 AND AN EFFECTIVE DATE OF FEBRUARY28, 2024, AND REVISION NUMBER 2 ON MARCH 21, 2024.
2. PLAT OF RECORD FOR TRACTS "A-1" AND "13-D-1" LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240.
3. PLAT OF RECORD FOR TRACTS "A-1-A", "A-1-B" AND "A-1-C", LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006, IN PLAT BOOK 2006C, PAGE 237.

Legend

|                 |   |
|-----------------|---|
| N 90°00'00" E   | MEASURED BEARINGS AND DISTANCES                                   |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT/DEED (7/8/2005, 2005C-240) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT/DEED (8/1/2006, 2006C-237) |
| ●               | FOUND MONUMENT AS INDICATED                                       |
| ○               | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED         |
| △               | FOUND CENTERLINE MONUMENT AS INDICATED                            |
| ▲               | SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED |
| ⊞               | COVERED AREA  |
| —+—             | CONCRETE  |
| —+—+—           | GRAVEL/RIP-RAP  |
| —P—             | PIPE FENCE  |
| —V—             | VINYL FENCE   |
| —+—+—           | GUARD RAIL  |
| —//—            | WOOD FENCE  |
| —X—             | WIRE FENCE  |
| —□—             | METAL FENCE   |
| —+—+—           | BLOCK WALL  |
| —○—             | CHAINLINK FENCE   |
| ⊞               | BOLLARD   |
| ⊞               | UTILITY PEDESTAL  |
| —OHU—           | OVERHEAD UTILITY LINE   |
| ●               | UTILITY POLE  |
| ⊞               | UNDERGROUND UTILITY VAULT   |
| ⊞               | PULL BOX  |
| ☆               | LIGHT POLE  |
| ⊞               | SIGNAL BOX  |
| ⊞               | TRANSFORMER   |
| WV              | WATER VALVE   |
| ⊞               | WATER METER   |
| ⊞               | FIRE HYDRANT  |
| ⊞               | MAILBOX   |
| ⊞               | MANHOLE   |
| ⊞               | IRRIGATION BOX  |
| ⊞               | MANHOLE   |
| ⊞ OR ⊞          | STORM DRAIN INLET   |
| —+—+—           | SIGN  |

Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tracts "13-D-1" and "A-1-C"  
Lands of Salazar Family  
Trust Et Al.  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2024

Notes

1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.

Surveyor's Certificate for ALTA Survey

To: Amestoy Driwall Inc., A New Mexico Corporation, Thomas F. Salazar & Victor Salazar, Jr., Co-Trustee of the Salazar Cuatro Trust, created under Trust Agreement dated February 25, 1993, Victor Salazar Jr., Trustee of The Salazar Family Trust, a testamentary trust created under the Last Will and Testament of Victor Salazar dated February 12, 1982, Thomas F. Salazar, Kathryn Salazar a/k/a Mary K. Salazar, as Personal Representative of The Estate of Victor Salazar, Jr., also known as Victor Salazar, deceased, Kathryn Salazar, Trustee of the Victor Salazar Jr. and Kathryn Salazar Revocable Trust under Agreement dated October 5, 2016, Julia E. Salazar, The Estate of Nancy S. Friedman, deceased, The Estate of Lupe Salazar, deceased, Valerie A. Staff, and The Falba M. Hannett Revocable Trust under Agreement dated January 2, 2018, Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on May 1, 2024.

Brian J. Martinez 5/7/24  
Date  
N.M.R.P.S. No. 18374

Revisions: 5/7/2024 - Original



Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez 5/7/24  
Date  
N.M.R.P.S. No. 18374

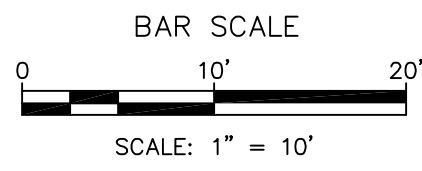


CSI-CARTESIAN SURVEYS INC.

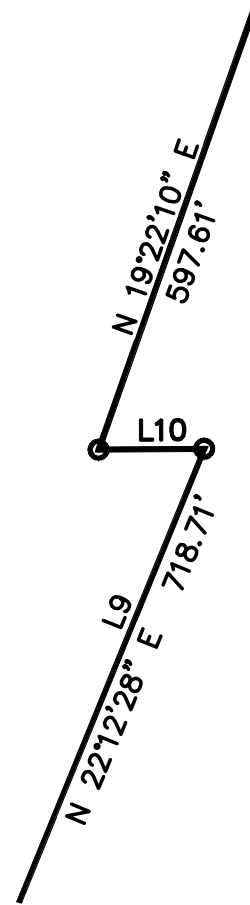
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tracts "13-D-1" and "A-1-C"  
Lands of Salazar Family  
Trust Et Al.  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2024



Detail "A"

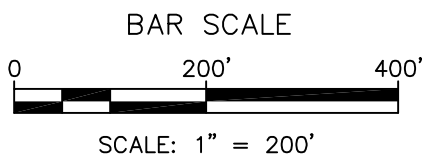
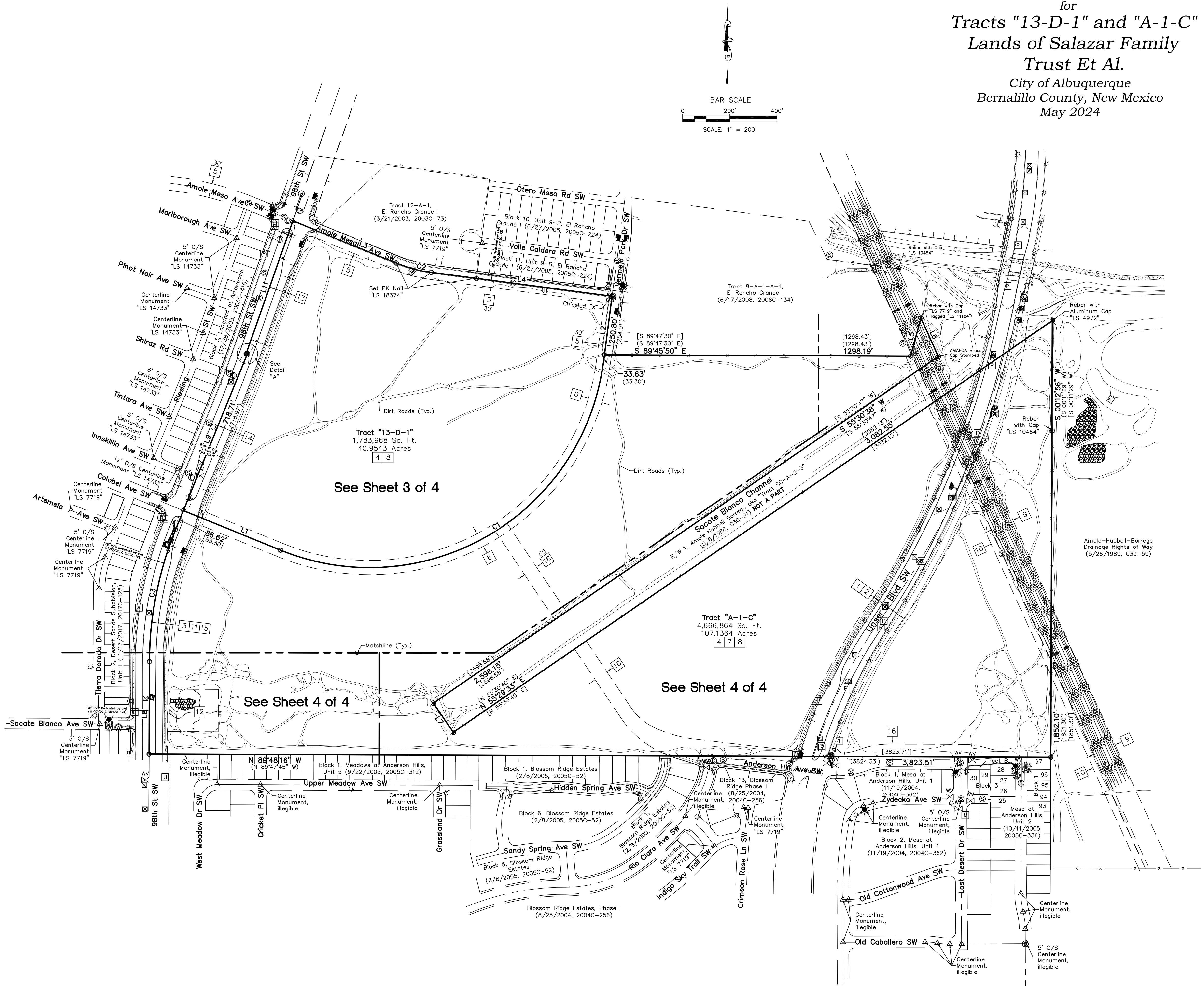


| Line Table |   |                             |
|------------|---|-----------------------------|
| Line #     | Direction                                     | Length (ft)                 |
| L1         | N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W] | 444.93' (444.70') [440.70'] |
| L2         | N 07°30'46" E (S 07°29'29" W)                 | 284.43' (287.31')           |
| L3         | S 67°44'51" E (S 67°46'03" E)                 | 473.06' (473.19')           |
| L4         | S 82°29'02" E (S 82°30'31" E)                 | 773.90' (773.29')           |
| L5         | N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E] | 166.96' (166.31') [166.31'] |
| L6         | S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E] | 177.97' (177.63') [177.63'] |
| L7         | S 34°26'04" E (S 34°30'07" E) [S 34°30'07" E] | 150.04' (149.99') [149.99'] |
| L8         | N 00°13'04" E (N 00°12'51" E)                 | 392.07' (391.61')           |
| L9         | N 22°12'28" E (N 22°13'57" E)                 | 805.32' (804.77')           |
| L10        | S 89°30'12" W (S 89°47'33" W)                 | 5.49' (5.55')               |
| L11        | S 19°22'10" W (N 19°23'12" E)                 | 597.61' (599.63')           |

| Curve Table |                                |                                |            |              |                 |
|-------------|--------------------------------|--------------------------------|------------|--------------|-----------------|
| Curve #     | Length                         | Radius                         | Delta      | Chord Length | Chord Direction |
| C1          | 1826.85' [1828.08'] [1828.08'] | 1000.00' [1000.00'] [1000.00'] | 104°40'14" | 1583.20'     | N 59°50'53" E   |
| C2          | 154.32' (154.37')              | 600.00' (600.00')              | 14°44'11"  | 153.89'      | S 75°06'57" E   |
| C3          | 575.70' [576.70']              | 1500.00' [1500.00']            | 21°59'24"  | 572.17'      | S 11°12'46" W   |

Easement Notes

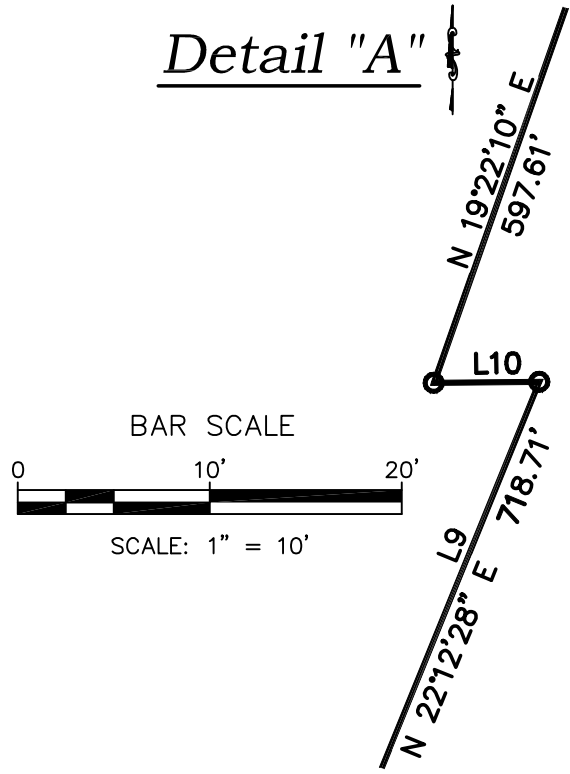
- (15) (20) (22) [1] EXISTING 156' PERMANENT, EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A PUBLIC WATERLINE AND PUBLIC SANITARY SEWER LINE (4/17/2001, BK. A18, PG. 457, DOC. NO. 2001042003) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (20) (22) [2] EXISTING 156' PUBLIC ROADWAY EASEMENT (7/8/2005, 2005C-240)
- (18) (20) [3] EXISTING 156' TEMPORARY PUBLIC ROADWAY EASEMENT (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (18) (20) (22) (25) [4] EXISTING BLANKET DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (12/30/2016, DOC. NO. 2016121966) (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (17) (18) (20) [5] EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT (7/23/2003, 2003C-223)
- (20) (22) [6] EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT (7/8/2005, 2005C-240)
- (20) (22) [7] EXISTING BLANKET EASEMENT ACROSS TRACT A-1 AND BENEFITTING TRACT 13-D-1 FOR SANITARY SEWER OUTFALL PURPOSES, LOCATION AND AND SIZE TO BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT (7/8/2005, 2005C-240)
- (18) (20) (22) [8] EXISTING BLANKET DRAINAGE EASEMENT TO COA (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (10) (20) (22) [9] EXISTING 100' PNM PERPETUAL RIGHT OF WAY EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91898) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (19) (20) (22) [10] EXISTING 40' EXCLUSIVE, PERMANENT PUBLIC SANITARY SEWER EASEMENT (6/9/2004, BK. A79, PG. 271, DOC. NO. 2004080483) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- (21) (24) [11] EXISTING 156' JOINT ELECTRIC AND GAS EASEMENT FOR PNM AND QWEST (12/20/2005, BK. A108, PG. 5470, DOC. NO. 2005185969) (12/20/2005, BK. A108, PG. 5471, DOC. NO. 2005018970) (12/20/2005, BK. A108, PG. 5472, DOC. NO. 21005185971) (12/20/2005, BK. A108, PG. 5473, DOC. NO. 2005185972) (12/20/2005, BK. A108, PG. 5474, DOC. NO. 2005185973)
- (24) [12] EXISTING PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (10/26/2016, DOC. NO. 2016101314)
- (17) [13] EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (3/21/2003, 2003C-73)
- (18) [14] EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (7/23/2003, 2003C-223)
- (22) [15] EXISTING 156' PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)
- (22) [16] EXISTING PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)



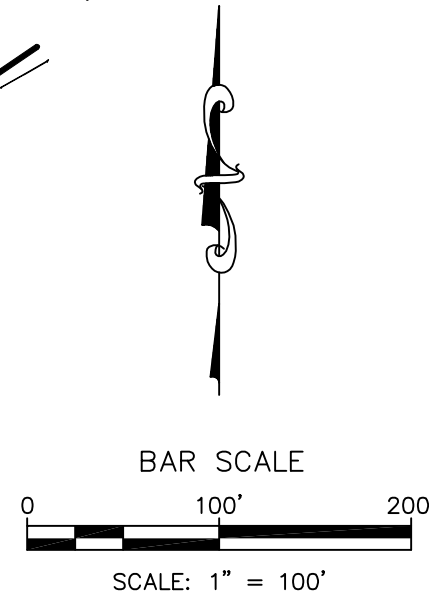
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tracts "13-D-1" and "A-1-C"  
Lands of Salazar Family  
Trust Et Al.  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2024



See Matchline "A" on Sheet 4 of 4



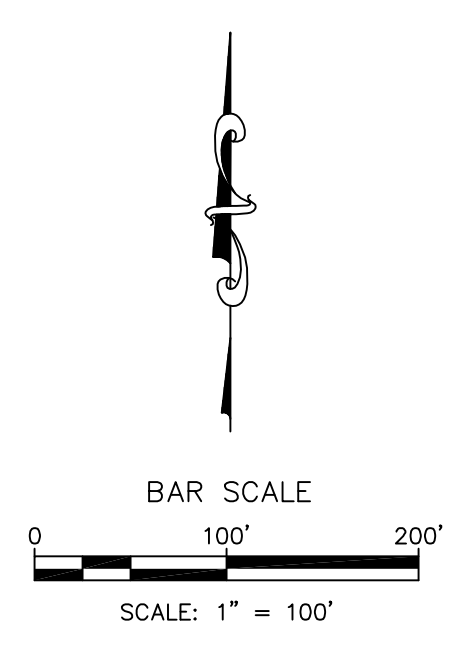
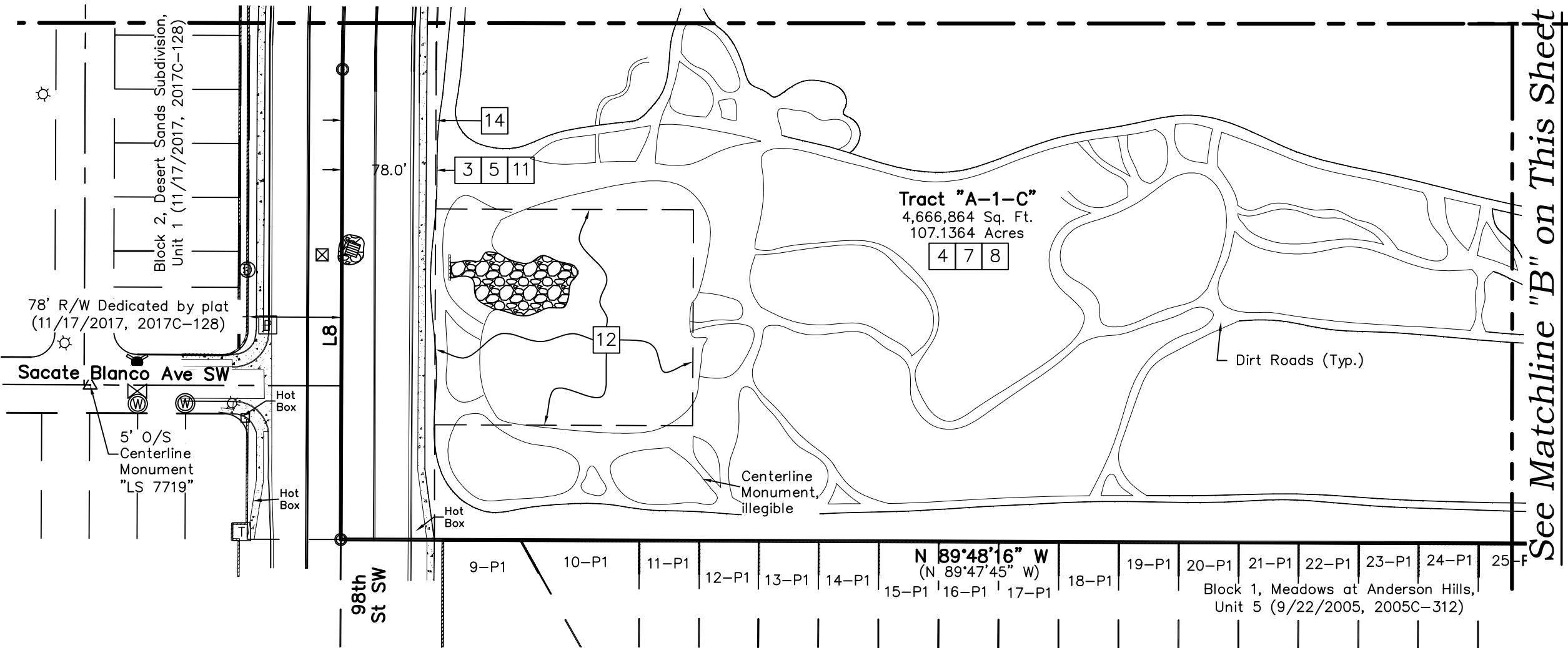
| Line Table |   |                             |
|------------|---|-----------------------------|
| Line #     | Direction                                     | Length (ft)                 |
| L1         | N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W] | 444.93' (444.70') [440.70'] |
| L2         | N 07°30'46" E (S 07°29'29" W)                 | 284.43' (287.31')           |
| L3         | S 67°44'51" E (S 67°46'03" E)                 | 473.06' (473.19')           |
| L4         | S 82°29'02" E (S 82°30'31" E)                 | 773.90' (773.29')           |
| L5         | N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E] | 166.96' (166.31') [166.31'] |
| L6         | S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E] | 177.97' (177.63') [177.63'] |
| L7         | S 34°26'04" E (S 34°30'07" E) [S 34°30'07" E] | 150.04' (149.99') [149.99'] |
| L8         | N 00°13'04" E (N 00°12'51" E)                 | 392.07' (391.61')           |
| L9         | N 22°12'28" E (N 22°13'57" E)                 | 805.32' (804.77')           |
| L10        | S 89°30'12" W (S 89°47'33" W)                 | 5.49' (5.55')               |
| L11        | S 19°22'10" W (N 19°23'12" E)                 | 597.61' (599.63')           |

| Curve Table |                                |                                |            |              |
|-------------|--------------------------------|--------------------------------|------------|--------------|
| Curve #     | Length                         | Radius                         | Delta      | Chord Length |
| C1          | 1826.85' (1828.08') [1828.08'] | 1000.00' (1000.00') [1000.00'] | 104°40'14" | 1583.20'     |
| C2          | 154.32' (154.37')              | 600.00' (600.00')              | 14°44'11"  | 153.89'      |
| C3          | 575.70' (576.70')              | 1500.00' (1500.00')            | 21°59'24"  | 572.17'      |



Boundary Survey  
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May 2024

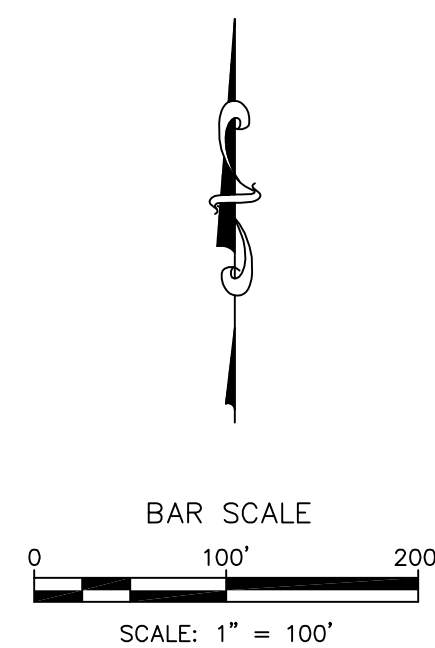
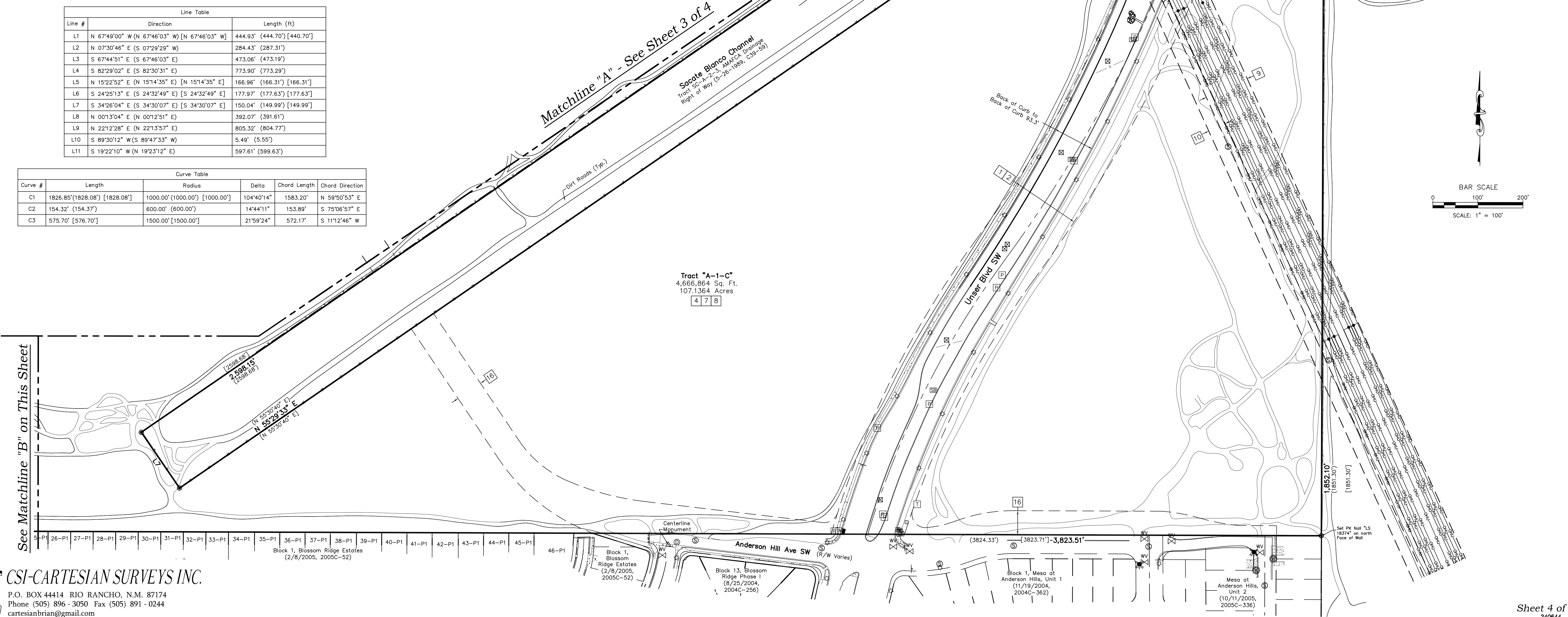
Matchline "B" - See Sheet 3 of 4



| Line Table |   |                             |
|------------|---|-----------------------------|
| Line #     | Direction                                     | Length (ft)                 |
| L1         | N 67°49'00" W (N 67°46'03" W) [N 67°46'03" W] | 444.93' (444.70') [440.70'] |
| L2         | N 07°30'46" E (S 07°29'29" W)                 | 284.43' (287.31')           |
| L3         | S 67°44'51" E (S 67°46'03" E)                 | 473.06' (473.19')           |
| L4         | S 82°29'02" E (S 82°30'31" E)                 | 773.90' (773.29')           |
| L5         | N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E] | 166.96' (166.31') [166.31'] |
| L6         | S 24°25'13" E (S 24°32'49" E) [S 24°32'49" E] | 177.97' (177.63') [177.63'] |
| L7         | S 34°26'04" E (S 34°30'07" E) [S 34°30'07" E] | 150.04' (149.99') [149.99'] |
| L8         | N 00°13'04" E (N 00°12'51" E)                 | 392.07' (391.61')           |
| L9         | N 22°12'28" E (N 22°13'57" E)                 | 805.32' (804.77')           |
| L10        | S 89°30'12" W (S 89°47'33" W)                 | 5.49' (5.55')               |
| L11        | S 19°22'10" W (N 19°23'12" E)                 | 597.61' (599.63')           |

| Curve Table |                                |                                |            |              |                 |
|-------------|--------------------------------|--------------------------------|------------|--------------|-----------------|
| Curve #     | Length                         | Radius                         | Delta      | Chord Length | Chord Direction |
| C1          | 1826.85' (1828.08') [1828.08'] | 1000.00' (1000.00') [1000.00'] | 104°40'14" | 1583.20'     | N 59°50'53" E   |
| C2          | 154.32' (154.37') [154.37']    | 600.00' (600.00') [600.00']    | 14°44'11"  | 153.89'      | S 75°06'57" E   |
| C3          | 575.70' [576.70']              | 1500.00' [1500.00']            | 21°59'24"  | 572.17'      | S 11°12'46" W   |

Matchline "A" - See Sheet 3 of 4



See Matchline "B" on This Sheet

**EXHIBIT A**

**Proposed Zoning**

